

GOVDOC

BRA

4094

BOSTON  
PUBLIC  
LIBRARY

AGREEMENT TO MAKE PAYMENTS  
IN LIEU OF TAXES

This AGREEMENT (this "Agreement"), dated February , 1974, by and between President and Fellows of Harvard College ("Harvard"), a charitable and educational corporation, organized and existing under the laws of The Commonwealth of Massachusetts, and City of Boston (the "City"), a municipal corporation of The Commonwealth of Massachusetts,

WITNESSETH THAT:

WHEREAS, Harvard intends to construct on land owned by it on Soldier's Field Road a project (the "Project") containing approximately 481 dwelling units (the "Dwelling Units") for students in and faculty and employees of Harvard University, and their families, a parking garage containing approximately 807 parking spaces (of which approximately 481 spaces (the "Assigned Spaces") will be assigned to occupants of the Dwelling Units and approximately 326 spaces will replace on grade parking spaces eliminated by the Project), a retail facility (grocery store) utilizing approximately 1300 square feet (the "Commercial Space"), and certain other related facilities, all as set forth in the applications for building permits attached hereto as Exhibits A, B, C, D, and E; and

WHEREAS, Harvard contemplates financing the construction of the Project through the issue of revenue bonds (the "Revenue Bonds"), due July 1, 2014, by the Massachusetts Health and Educational Facilities Authority created by Chapter 614 of the Acts of 1968, of The Commonwealth of Massachusetts, as amended (the "Act"); and



GOVDOC

BRA

4094

BOSTON  
PUBLIC  
LIBRARY

AGREEMENT TO MAKE PAYMENTS  
IN LIEU OF TAXES

This AGREEMENT (this "Agreement"), dated February 1974, by and between President and Fellows of Harvard College ("Harvard"), a charitable and educational corporation, organized and existing under the laws of The Commonwealth of Massachusetts, and City of Boston (the "City"), a municipal corporation of The Commonwealth of Massachusetts,

WITNESSETH THAT:

WHEREAS, Harvard intends to construct on land owned by it on Soldier's Field Road a project (the "Project") containing approximately 481 dwelling units (the "Dwelling Units") for students in and faculty and employees of Harvard University, and their families, a parking garage containing approximately 807 parking spaces (of which approximately 481 spaces (the "Assigned Spaces") will be assigned to occupants of the Dwelling Units and approximately 326 spaces will replace on grade parking spaces eliminated by the Project), a retail facility (grocery store) utilizing approximately 1300 square feet (the "Commercial Space"), and certain other related facilities, all as set forth in the applications for building permits attached hereto as Exhibits A, B, C, D, and E; and

WHEREAS, Harvard contemplates financing the construction of the Project through the issue of revenue bonds (the "Revenue Bonds"), due July 1, 2014, by the Massachusetts Health and Educational Facilities Authority created by Chapter 614 of the Acts of 1968, of The Commonwealth of Massachusetts, as amended (the "Act"); and



WHEREAS, Harvard believes that the Project will be exempt under Clause Third of Section 5 of Chapter 59 of the General Laws of The Commonwealth of Massachusetts and Section 16 of the Act from local real estate and personal property taxes assessed; and

WHEREAS, in order to compute accurately amortization schedules for the Revenue Bonds, rent schedules for the Dwelling Units, and fees for the Assigned Spaces, it is necessary and advisable for Harvard to agree with the City on the amounts to be paid by Harvard in lieu of taxes during the life of the Revenue Bonds;

NOW, THEREFORE, in consideration of the municipal services to be furnished to the Project by the City and the mutual promises and covenants herein contained, the parties hereto hereby agree as follows:

1. Harvard intends to carry out the Project by constructing the same substantially as set forth in the applications attached hereto as Exhibits A, B, C, D, and E, and if the Project is completed, to maintain and manage the Project.

2. For the fiscal year of Harvard beginning on July 1 immediately following completion of the Project (estimated to occur in September, 1976), as evidenced by the delivery to Harvard and the City of a certificate of Benjamin Thompson and Associates, Incorporated, architects, of Cambridge, Massachusetts, certifying that the Project has been completed, and for each fiscal year of Harvard thereafter for so long as any of the Revenue Bonds is outstanding and the Dwelling Units and Assigned Spaces are owned by Harvard and occupied by





university students or faculty or employees and their families of Harvard or any other charitable or educational institution, Harvard will make payments in lieu of taxes to the City on or before October 1 following the conclusion of each such fiscal year, as follows:

① A. In respect of the Dwelling Units, Harvard will pay to the City Two Hundred Seventy-Three Thousand Three Hundred Dollars (\$273,300) or 17 percent of the gross rentals from the Dwelling Units for such fiscal year, whichever is higher.

② B. In respect of the Commercial Space, Harvard will pay to the City 20 percent of the gross rentals ~~from the Commercial Space~~ for such fiscal year.

③ C. In respect of the Assigned Spaces, Harvard will pay to the City Thirty-Four Thousand Six Hundred Thirty-Two Dollars (\$34,632) or 20 percent of the gross rentals from the Assigned Spaces for such fiscal year, whichever is higher.

~~D. For the purpose of this Agreement, gross rentals shall mean the amount received by Harvard or any affiliate of Harvard from tenants of the Dwelling Units and the Commercial Space or lessees of the Assigned Spaces as rent for the use and occupancy thereof.~~

1-4900  
3. Should Harvard complete and occupy all or any portion of the Project prior to the beginning of the fiscal year referred to in the first sentence of Section 2 of this Agreement, Harvard will pay to the City 17 percent of the gross rentals from the Dwelling Units, 20 percent of the gross rentals from the Commercial Space, and 20 percent of the gross rentals from



Digitized by the Internet Archive  
in 2011 with funding from  
Boston Public Library



the Assigned Spaces so occupied from the date of occupation to July 1 in such fiscal year.

4. The Treasurer of Harvard will cause Harvard's independent certified public accountants to deliver a certificate to the City on or before October 1, in each year in which a payment is due under this Agreement, certifying the gross rentals from the Dwelling Units, the Commercial Space, and the Assigned Spaces and the amounts so certified shall be conclusive for the purposes of this Agreement.

5. The City agrees that, until the July 1 following completion of the Project and for so long thereafter as Harvard shall make payments pursuant to Section 2 of this Agreement, it will not assess or attempt to collect any local real estate or personal property taxes or any other payments in the nature of or in lieu of local real estate or personal property taxes in respect of the Project under Chapter 59 of the General Laws of The Commonwealth of Massachusetts or under any other general or special law heretofore or hereafter enacted requiring payments by charitable or educational organizations to or for the benefit of municipalities in which they are located. It is the intent and purpose of this Agreement that the payments to be made by Harvard to the City hereunder shall constitute the maximum payments to be made by Harvard to or for the benefit of the City in respect of the Project during the term of this Agreement (otherwise than payment of fees applicable to all other landowners in the City for building permits, betterment assessments, and water and sewer charges).

6. If the City, or any other entity on behalf of or for the benefit of the City, subsequently assesses and attempts



to collect any taxes, fees, excises, rates, charges, or payments whatsoever (otherwise than payment of fees applicable to all other landowners in the City for building permits, betterment assessments, and water and sewer charges and other than the payments provided for in Section 2 of this Agreement) from Harvard in respect of the Project, during the term of this Agreement, Harvard, at its option, may (i) decline to make such other payments or (ii) make such other payments and deduct them from any payments to be made under this Agreement. Where such other payments are calculated on a basis other than valuation of exempt property, Harvard may deduct from payments to be made under this Agreement that fraction of the total of such other payments as is equivalent to the exempt valuation of the Project divided by Harvard's most recent exempt valuation of all of its exempt property in the City reported pursuant to Section 29 of Chapter 59 of the General Laws of The Commonwealth of Massachusetts.

7. The City agrees with Harvard that, without Harvard's consent, no amendments subsequent to the date of this Agreement to any of the provisions of any general or special laws of The Commonwealth of Massachusetts, including without limitation Chapter 59 of the General Laws or Chapter 614 of the Acts of 1968 of The Commonwealth of Massachusetts, seeking to impose local real estate or personal property taxes or payments in lieu of local real estate or personal property taxes or any other taxes, fees, excises, rates, or charges, insofar as any such law may relate to the Project, shall be applicable to Harvard in respect of the Project for so long as Harvard makes payments to the City hereunder.

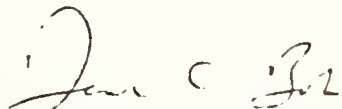


8. If The Commonwealth of Massachusetts hereafter reimburses the City for property taxes lost as a result of exemptions and said reimbursement is based in part on the exempt valuation of the Project, the City shall allow a reduction of the amount payable thereafter by Harvard under this Agreement. Such reduction shall be equal to that portion of the state reimbursement attributable to the exempt valuation of the Project and shall be credited against Harvard's payment in each fiscal year in which the City receives the state reimbursement.

9. The provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

Executed as a sealed instrument the day and year first above written.


PRESIDENT AND FELLOWS OF HARVARD COLLEGE

By:   
Derek C. Bok, President

CITY OF BOSTON

By:   
Kevin H. White, Mayor

Approved as to form:

  
Corporation Counsel  
MB





APPLICANT MUST USE TYPEWRITER IN FILLING IN  
THIS APPLICATION

CITY OF BOSTON

Street Numbering Inspector

APPLICATION TO THE BUILDING COMMISSIONER FOR PERMIT:— Building #1

To erect building or structure, under provisions of Chapter 479 of the Acts of 1938 as Amended by Chapter 217 of the Acts of 1939, with the Amendments by Ordinances of the City Council Incorporated.

Certified street and number. 640 Soldiers Field Road Within II Fire Zone. Ward. 22

Name of Owner. Harvard University Address. Cambridge Mass.

Name of Architect or Engineer. Benjamin Thompson & Assoc. Cambridge, Mass.

Classification of building or structure — Pre-Code. — Post-Code. Yes. Type of Construction. 1B.

Dimensions of building or structure — Front. 190' Right side. 180' Left side. 180' Rear. 190'

Height from sidewalk or mean grade to highest point of roof. 70'

Dimensions Lot — Front. 1500' O.a. Right side. 1130' o.a. Left side. 1600' o.a. Rear. 1500' o.a. individ.

Main stairs. 1 Back stairs. 2 Fire escapes. none Con. balconies. none Any other balconies. concrete concrete on brick on studs

Material of — Foundation. caissons Floors. steel deck Walls and drywall Thickness of. 10"

Roof construction. built up tar and gravel Soil. Sand, Clay, Gravel Party walls. none Thickness of. -

Floors	1	2	3	4	Any Others 5 to 7
Occupancy	C, G, L-2 & Mech.	L-2	L-2	L-2	L-2
Number of persons accommodated	10	47	47	47	85 (226 total)
Designed live load	40 p.s.f. 100 p.s.f.	living areas 1st floor corridors, commons and daycare	60 p.s.f.	upper floor corridors	

Number of employees in building. 10 University Housing, Proposed occupancy retail store, day care center

Cubic Volume. 936,300 X \$ per cu. ft. Estimated cost. \$2,856,000

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION

Building No. 1 of a group of 4 multi-family residential buildings, for student, faculty and employee families. Comprised of one 7 story and one 5 story wing, with 97 dwelling units. In addition there will be Daycare for 105 children, meeting rooms, and one retail facility (grocery store) on the ground floor for the housing project occupants. The signs would be controlled in the retail facility as required in a residential zone.

Date. 7 Dec. 1973

The facts set forth above in this application and accompanying plans are a true statement made under penalty of perjury.

(Signature of Owner or Authorized Agent) (Address) 175 No. Harvard St. Allston, Mass.

(Signature of Licensed Builder) (Name of Contractor)

Address Address

Lic. No. Class

My license expires





Soldiers Field Road Housing - Building #1  
BD 531 ZONING COMPUTATION FORM COVERING ALL NEW BUILDINGS, CHANGES OF OCCUPANCY, ALTERATIONS, ETC.

- (1) Use Item: Article 8 11 & 13, 17 (Daycare), 34 (Grocery Store for the residents of the project)
- (2) DIMENSIONAL REQUIREMENTS: Article 13-1

ARTICLE AND SECTION	14-1	14-2	14-1 Plus 14-2	14-3 14-4	Aut 15	Aut 16	Aut 17	Aut 18	Aut 19	Aut 20	Aut 21	Aut 22
	Min. Lot Size	Min. Lot Area for Adult Dwelling Unit	Total Lot Size	Min. Lot Width	Max. Floor Area Ratio	Max. Height of Bldg.	Usable Open Space per Dwelling Unit	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Min. Setback of Paved Driveway	Max. Use of Rear Yard
H-1 Zone	Req'd by Code	5,000 s.f.	1,000 s.f.	786,000 s.f.*	50'	1.0	400 s.f.	20'	10+L/20 (20' max.)	10+L/20	11+L/6	25%
EXISTING CONDITION	2,080,000		2,080,000	1500'	.35	150'		N.A.	N.A.	N.A.	N.A.	N.A.
PROPOSED CONDITION	2,080,000		2,080,000	1500' ±	0.64	70'		40' to 54' to Bldg. 2 Bldg. 2	70'	390' (36' Req'd)	N.A.	

Gross Floor Area: SECTION 2-1(21) F.A.R. =  $\frac{\text{Gross Floor Area}}{\text{Lot Area}}$   $\frac{1,324,628}{2,080,000} = \text{FAR} = 0.64$

\* Req'd min. for four (4) buildings.

Basement	Fourth Floor - 14,999 s.f.	
First Floor - 12,793 s.f.	Fifth Floor - 14,527 s.f.	Existing Building 887,244
Second Floor - 15,110 s.f.	Sixth Floor - 7,292 s.f.	This Building 85,664
Third Floor - 15,349 s.f.	Seventh Floor - 5,594 s.f.	Buildings 2,3,& 4 320,720
		Garage (portion) 31,000**

Total - 85,664 s.f. (21% of total excluding garage.)

TOTAL 1,324,628

- (3) OFF-STREET PARKING: Article 23
- Dwelling Units X factor = spaces (for houses, apartments, hotels, etc.) 97 x .9 = 87.3 Req'd.
- or
- Floor Area/Unit = spaces (for offices, stores, factories, etc.) 97 x 1 = 97 Provided

- (4) OFF-STREET LOADING: Article 24 Gross floor area = 85,664 s.f. - Group II use - 1 bay required
- (only required for uses other than 1 through 10, 26, 27, 28, 31, 32, 33, 39, 40, 50, 52, 53, 58, 59) 1 bay required

Note: All of above data is to be attached to, or incorporated into, the Plot Plan Signed by Certified Land Surveyor or Certified Engineer

\*\* However if the garage portion that is req'd. by Article 15, section 1 is excluded, the FAR would be 0.63.





APPLICANT MUST USE TYPEWRITER IN FILLING IN THIS APPLICATION

CITY OF BOSTON

Certified Street Name

Street Numbering Issue

APPLICATION TO THE BUILDING COMMISSIONER FOR PERMIT:— Building #2

To erect building or structure, under provisions of Chapter 479 of the Acts of 1938 as Amended by Chapter 217 of the Acts of 1939, with the Amendments by Ordinances of the City Council Incorporated.

Certified street and number630 Soldiers Field RoadWithinIIFire Zone. Ward.22

Name of OwnerHarvard UniversityAddressCambridge, Massachusetts

Name of Architect or EngineerBenjamin Thompson & Assoc. Cambridge, Massachusetts

Classification of building or structure — Pre-Code-Post-CodeYesType of Construction1B

Dimensions of building or structure — Front295'Right side232' o.a.Left side232'Rear295' o.a

Height from sidewalk or mean grade to highest point of roof90'

Dimensions Lot — Front1500' o.a.Right side1130' o.a.Left side1600' o.a.Rear1500' o.a.

Main stairs5Back stairs2Fire escapesnoneCon. balconiesaptsAny other balcony

Material of — FoundationConcretecaissonsFloorssteel deckWallsand drywallThickness of10"

Roof constructionBuilt up tar and gravelSoil sand, clay, gravelParty wallsnoneThickness of-

Floors	1	2	3	4	Any Others 5-9
Occupancy	L-2 and Mechanical	L-2	L-2	L-2	L-2
Number of persons accommodated	72	79	79	82	229 (541 tot
Designed live load	40 p.s.f. living areas 100 p.s.f. 1st floor corridors	60 p.s.f. upper floor corridors and commons rooms.			

Number of employees in building1Proposed occupancyUniversity Housing

Cubic Volume1,699,150X \$-per cu. ft. Estimated cost\$5,198,000

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION

Building No. 2 of a group of 4 multi-family residential buildings for student , faculty and employee families. Comprised on one 9-story wing and one 7-story wing with an attached row of dwelling units. Building No. 2 will have 208 dwelling units.

DateDecember 7, 1973

The facts set forth above in this application and accompanying plans are a true statement made under penalty of perjury.

Manag(Signature of Owner or Authorized Agent)Construction Management.(Address)175 North Harvard St., Allston, Mass.

(Signature of Licensed Builder)(Name of Contractor)

AddressAddress

Lic. No.Class

My license expires



Soldiers Field Road Housing - Building #2  
RD 531 ZONING COMPUTATION FORM COVERING ALL NEW BUILDINGS, CHANGES OF OCCUPANCY, ALTERATIONS, ETC.

(1) Use Item: ARTICLE 8 11 & 13

(2) DIMENSIONAL REQUIREMENTS: ARTICLE 13-1

ARTICLE AND SECTION	14-1	14-2	14-1 Plus 14-2	14-3 14-4	Art 15	Art 16	Art 17	Art 18	Art 19	Art 20	Art 21	Art 22
	Min. Lot Size	Min. Lot Area for Dwellino Unit	Total Lot Size	Min. Lot Width	Max. Floor Area Ratio	Max. Height of Build.	Usable Open Space Per Dwelling Unit	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Min. Separation of Parkway	Max. Use or Rear Yard
H-1 ZONE	5,000 S.F.	1,000 S.F.	486,000 S.F.*	50'	1.0		400 S.F.	20'	10+L/20	10+L/20	H+L' 6	25%
EXISTING CONDITION	2,080,000		2,080,000	1500'±	.35	150'		N.A.	N.A.	N.A.	N.A.	N.A.
PROPOSED CONDITION	2080,000		2,080,000	1500'±	0.64	90'		50' to 36' to garage Bldg. 3	40' to 265' Bldg. 1	(49' Req'd.d.)	N.A.	N.A.

\* Req'd min. for

Gross Floor Area: Section 2-1(21) F.A.R. =  $\frac{\text{Gross Floor Area}}{\text{Lot Area}} = \frac{1,324,628}{2,080,000} = \text{FAR} \approx 0.64$  four (4) buildings.

Basement —	Fourth Floor —	25,019 s.f.	Eighth Floor —	9,767 s.f.	
First Floor —	19,463 s.f.	Fifth Floor —	19,232 s.f.	Ninth Floor —	7,648 s.f.
Second Floor —	25,071 s.f.	Sixth Floor —	16,918 s.f.	Existing Buildings	887,244
Third Floor —	25,071 s.f.	Seventh Floor —	16,861 s.f.	This building	165,050

Total - 165,050 s.f. (40.1% of total excluding garage ) TOTAL 1,324,628

(3) Off-Street Parking: ARTICLE 23  
Dwelling Units X factor = spaces (for houses, apartments, hotels, etc.) 208 x .9 = 187.2 Req'd.  
or Floor Area/factor = spaces (for offices, stores, factories, etc.) 208 x 1 = 208 Provided

(4) Off-Street Loading: ARTICLE 24 Gross Floor area = 165,050 s.f. - Group II use - 3 bays required  
(only required for uses other than 1 through 10, 26, 27, 28, 31, 32, 33, 30, 40, 50, 52, 53, 58, 59) 1 bay required (no dining hall)

Note: All of above data is to be attached to, or incorporated into, the Plot Plan Signed by Certified Land Surveyor or Certified Engineer

\*\* However if the garage portion that is req'd. by Article 15, section 1 is excluded, the FAR would be 0.63





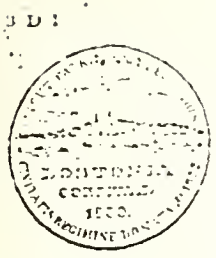


EXHIBIT C-1  
APPLICANT MUST USE TYPEWRITER IN FILLING IN  
THIS APPLICATION

CITY OF BOSTON

Certified Street Name
Street Numbering Inspector

APPLICATION TO THE BUILDING COMMISSIONER FOR PERMIT:— Building #3

To erect building or structure, under provisions of Chapter 479 of the Acts of 1938 as Amended by Chapter 217 of the Acts of 1939, with the Amendments by Ordinances of the City Council Incorporated.

Certified street and number 620 Soldiers Field Road Within II Fire Zone. Ward 22

Name of Owner Harvard University Address Cambridge, Mass.

Name of Architect or Engineer Benjamin Thompson & Assoc. Cambridge, Mass.

Classification of building or structure — Pre-Code - Post-Code Yes Type of Construction 1B

Dimensions of building or structure — Front 190' Right side 280' Left side 280' o.a. Rear 190' o.a.

Height from sidewalk or mean grade to highest point of roof 70'

Dimensions Lot — Front 1500' o.a. Right side 1130' o.a. Left side 1600' o.a. Rear 1500' o.a.

Main stairs 3 Back stairs 2 Fire escapes none at walk-up individual balconies apts. Any other balconies

Material of — Foundation concrete caissons Floors concrete on bricks on studs Walls and drywall steel deck Thickness of 10"

Roof construction built-up tar and gravel Soil sand, clay, gravel Party walls none Thickness of -

Floors	1	2	3	4	Any Others 5-7
Occupancy	L-2 and Mechanical	L-2	L-2	L-2	L-2
Number of persons accommodated	54	65	65	56	96 (336 total)
Designed live load	40 p.s.f. living areas 100 p.s.f. 1st floor corridors	60 p.s.f. upper floor corridors			

Number of employees in building 1 Proposed occupancy University Housing

Cubic Volume 1,132,600 X \$ - per cu. ft. Estimated cost \$3,461,000

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION

Building No. 3 of a group of 4 multi-family residential buildings for student, faculty and employee families. Comprised of one 7-story wing and one 5-story wing with an attached row of dwelling units. Building No. will have 130 dwelling units.

Date December 7, 1973

The facts set forth above in this application and accompanying plans are a true statement made under penalty of perjury.

Robert Thompson  
(Signature of Owner or Authorized Agent) (Address) 173 North Harvard St., Allston, Mass.

Manager, Construction Management

(Signature of Licensed Builder)	(Name of Contractor)
Address	Address
Lic. No.	Class
My license expires	



Soldiers Field Road Housing - Building #3  
MD 531 ZONING COMPUTATION FORM COVERING ALL NEW BUILDINGS, CHANGES OF OCCUPANCY, ALTERATIONS, ETC.

- (1) Use Item: Article 8 11 & 13  
(2) Dimensional Requirements: Article 13-1

Article AND Section	11-1	11-2	14-1 Plus 14-2	14-3 11-1	Art 15	Art 16	Art 17	Art 18	Art 19	Art 20	Art 21	Art 22
	Min. for Site	Min. for Addit. Dwelling Unit	Total for Size	Min. for Width	Max. Floor Area Ratio	Max. Height of Bldg.	Usable Open Space Per Dwell. Unit	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Min. Setback of Parapet	Max. Use of Rear Yard
Zone	5,000 s.f.	1,000 s.f.	486,000 s.f.*	50'	1.0		400 s.f.	20'	10+L/20 (20' max.)	10+L/20 (20' max.)	$\frac{H+L}{6}$	25%
Required Code												
Existing Condition	2,080,000		2,080,000	1500'±	.35	150'		N.A.	N.A.	N.A.	N.A.	N.A.
Proposed Condition	2,080,000		2,080,000	1500'±	0.64	70'		365'	40' to 36' to Bldg. 4 Bldg. 2	120'	49' Req'd	N.A.

Gross Floor Area: Section 2-1(2) P.A.L. =  $\frac{\text{Gross Floor Area}}{\text{Lot Area}} = \frac{1,324,628}{2,080,000} = \text{FAR} = 0.64$

\* Req'd min. for four (4) buildings

Basement	-	Fourth Floor	-	18,463 s.f.	
First Floor	-	Fifth Floor	-	17,600 s.f.	Existing Building 887,244
Second Floor	-	Sixth Floor	-	7,239 s.f.	This building 108,991
Third Floor	-	Seventh Floor	-	5,547 s.f.	Buildings 1,2,&4 297,393
					Garage (portion) 31,000**

Total - 108,991 s.f. (26.8% of total excluding garage)  
TOTAL 1,324,628

- (3) Off-Street Parking: Article 23  
Dwelling Units X factor = spaces (for houses, apartments, hotels, etc.) 130 x .9 = 117 Req'd  
or  
Floor Area/factor = spaces (for offices, stores, factories, etc.) 130 x 1 = 130 provided
- (4) Off-Street Loading: Article 21 Gross Floor Area = 108,991 s.f. Group II use - 1 bay required  
(only required for uses other than 1 through 10, 26, 27, 28, 31, 32, 33, 39, 40, 50, 52, 53, 56, 59) 1 bay provided

Note: All of above data is to be attached to, or incorporated into, the Plot Plan Signed by Certified Land Surveyor or Certified Engineer  
\*\*However if the garage portion that is req'd. by Article 15, section 1 is excluded, the FAR would be 0.63





APPLICANT MUST USE TYPEWRITER IN FILLING IN  
THIS APPLICATION

CITY OF BOSTON

Certified Street Number

Street Numbering Inspector

APPLICATION TO THE BUILDING COMMISSIONER FOR PERMIT:— Building #4

To erect building or structure, under provisions of Chapter 479 of the Acts of 1938 as Amended by Chapter 217 of the Acts of 1939, with the Amendments by Ordinances of the City Council Incorporated.

Certified street and number 610 Soldiers Field Road Within II Fire Zone. Ward 22

Name of Owner Harvard University Address Cambridge, Mass.

Name of Architect or Engineer Benjamin Thompson & Assoc. Cambridge, Mass.

Classification of building or structure — Pre-Code - Post-Code Yes Type of Construction LB

Dimensions of building or structure — Front 40' Right side 330' Left side 330' Rear 115'

Height from sidewalk or mean grade to highest point of roof 35'

Dimensions Lot — Front 1500' Right side 1130' Left side 1600' Rear 1500'  
@2nd & 3rd

Main stairs 9 Back stairs None Fire escapes None Con. balconies floors Any other  
Concrete Concrete on Brick on studs

Material of — Foundation caissons Floors steel deck Walls and drywall Thickness of 10"  
built up tar

Roof construction and gravel Soil sand, clay, gravel party walls none Thickness of -

Floors	1	2	3	4	Any Others
Occupancy	L-2, Mech.	L-2	L-2	-	-
Number of persons accommodated	74	56	56	(186 total)	-
Designed live load	40 p.s.f.	living areas, 100 p.s.f.	upstairs	-	-

Number of employees in building none Proposed occupancy University Housing

Cubic Volume 538,200 X \$ - per cu. ft. Estimated cost \$1,645,000

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION

Building NO. 4 of a group of 4 multi-family residential building for student , faculty and employee families. Comprised of a 3 story row of walk-up dwelling units, Building No. 4 will have 46 dwelling units.

Date 7 Dec., 1973

The facts set forth above in this application and accompanying plans are a true statement made under penalty of perjury.

[Signature]  
(Signature of Owner or Authorized Agent)  
Manager, Construction Management (Address) 175 No. Harvard, Allston, Mass.

(Signature of Licensed Builder)

(Name of Contractor)

Address Address

Lic. No. Class

My license expires





Soldiers Field Road Housing - Building #4  
MD 531 ZONING COMPUTATION FORM COVERING ALL NEW BUILDINGS, CHANGES OF OCCUPANCY, ALTERATIONS, ETC.

(1) Use Item: Article 8 11 & 13

(2) DIMENSIONAL REQUIREMENTS: Article 13-1

ARTICLE AND SECTION	14-1	14-2	14-1 Plus 14-2	14-3 14-4	Art 15	Art 16	Art 17	Art 18	Art 19	Art 20	Art 21	Art 22
	Min. Lot Size	Min. Lot Area for Adult Dwelling Unit	Total Lot Size	Min. Lot Width	Max. Floor Area Ratio	Max. Height of Build.	Usable Open Space Per Dwelling Unit	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Min. Setback of Parallel	Max. Use of Rear Yard
H-1 Zone	Req'd by Code	5,000 s.f.	1,000 s.f.	485,000 s.f.*	50'	1.0	400 s.f.	20'	10ft./20' (20' max.)	10+ft./20'	H+L' / 6	25%
EXISTING CONDITION	2,080,000		2,080,000	1500' ±	.35	150'		N.A.	N.A.	N.A.	N.A.	N.A.
Proposed Condition	2,000,000		2,080,000	1500' ±	0.64	35'		405'	40' to 450' ± Bldg. 3	44' (side lot line)		N.A.

Gross Floor Area: SECTION 2-1(21) P.A.R. =  $\frac{\text{Gross Floor Area}}{\text{Lot Area}} = \frac{1,324,628}{2,080,000} = \text{FAR} = 0.64$

Basement - -

First Floor - 17,847 s.f.

Second Floor - 14,416 s.f.

Third Floor - 14,416 s.f.

Existing Building 887,244

This Building 46,679

Buildings 1,2,&3 359,705

Garage (portion) 10,154\*\*\*

Total - 46,679 s.f. (11.5% of total excluding garage)

TOTAL 1,324,628

\* Req'd min. for four (4) buildings.

\*\* Not parallel to lot line (Article 21-3)

(3) Off-Street Parking: Article 23

Dwelling Units X factor = spaces (for houses, apartments, hotels, etc.) 46 x .9 = 41.4 Req'd

or

Floor Area/factor = spaces (for offices, stores, factories, etc.) 46 x 1 = 46 Provided

(4) Off-Street Loading: Article 24 Gross Floor area = 46,679 s.f. - Group II use - 1 bay required

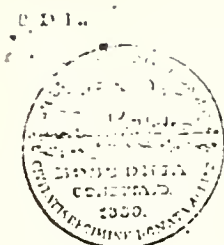
(only required for uses other than 1 through 10, 26, 27, 28, 31, 32, 33, 39, 40, 50, 52, 53, 58, 59) 1 bay provided

Note: All of above data is to be attached to, or incorporated into, the Plot Plan Signed by Certified Land Surveyor or Certified Engineer

\*\*\* However if the garage portion that is req'd. by Article 15, section 1 is excluded, the FAR would be 0.63.







APPLICANT MUST USE TYPEWRITER IN FILLING IN  
THIS APPLICATION

CITY OF BOSTON

Certified Street Num
Street Numbering Inspec

APPLICATION TO THE BUILDING COMMISSIONER FOR PERMIT:— Garage Building

To erect building or structure, under provisions of Chapter 479 of the Acts of 1938 as Amended by Chapter 217 of the Acts of 1939, with the Amendments by Ordinances of the City Council Incorporated.

Certified street and number 111 Western Ave. Within II Fire Zone. Ward 22

Name of Owner Harvard University Address Cambridge, Mass.

Name of Architect or Engineer Benjamin Thompson & Assoc. Cambridge, Mass.

Classification of building or structure — Pre-Code - Post-Code yes Type of Construction 1B

Dimensions of building or structure — Front 120' Right side 320' Left side 320' Rear 120'

Height from sidewalk or mean grade to highest point of roof 60'

Dimensions Lot — Front 1500' o.a. Right side 1130' o.a. Left side 1600' o.a. Rear 1500' o.a.

Main stairs 1 Back stairs 1 Fire escapes none Con. balconies none Any other -

Material of — Foundation caissons Floors concrete Walls N.A. Thickness of -

Roof construction concrete Soil sand, clay, gravel Party walls none Thickness of -

Floors	1	2	3	4	Any Others 5 & 6
Occupancy	B-2	B-2	B-2	B-2	B-2
Number of persons accommodated	-	-	-	-	-
Designed live load	75 p.s.f. all parking levels.				

Number of employees in building none Proposed occupancy Public Garage II (B-2)

Cubic Volume 2,157,600 X s - per cu. ft. Estimated cost \$320,000

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION

Parking garage to serve residents of building 1,2,3, & 4 (481 spaces total) plus 325 spaces for University use. Comprised of one 7-level and one 5-level portion.

Date Dec. 7, 1973

The facts set forth above in this application and accompanying plans are a true statement made under penalty of perjury.

Robert Thompson  
(Signature of Owner or Authorized Agent) (Address) 175 No. Harvard St., Allston, Mass.  
Manager, Construction Management

(Signature of Licensed Builder)	(Name of Contractor)
Address	Address
Lic. No.	Class
My license expires	



(1) Use Item: Article 8 59

(2) DIMENSIONAL REQUIREMENTS: Article 13-1

	ARTICLE AND SECTION	14-1	14-2	14-1 PLUS 14-2	14-3 14-4	ART 15	ART 16	ART 17	ART 18	ART 19	ART 20	ART 21	ART 22
		MIN. LOT SIZE	MIN. LOT AREA FOR ADJUT. DWELLING UNIT	TOTAL LOT SIZE	MIN. LOT WIDTH	MAX. FLOOR AREA RATIO	MAX. HEIGHT OF BUILD.	USABLE OPEN SPACE PER DWELL. UNIT	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MIN. SETBACK OF PARAPET	MAX. USE OF REAR YARD
H-1 & L-2 ZONE	REQU'D BY CODE		N.A.	5000	50' (H-1)	2.0		N.A.	25' (H-1)	10+L/20 (20' max.)	10+L/20	$\frac{H+L}{6}$	N.A.
	EXISTING CONDITION	651,000	N.A.	651,000	1500'±	.11		N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
	PROPOSED CONDITION	651,000	N.A.	651,000	1500'±	0.46	60'	N.A.	26.5'	390'	50' to Bldg. 2	26.5'	N.A.

Gross Floor Area: SECTION 2-1(21) F.A.R. =  $\frac{296,391}{651,000}$  = FAR = 0.46

Basement	-	Fourth Floor	- 38,936 s.f.	Existing Buildings	72,695
First Floor	- 38,936 s.f.	Fifth Floor	- 38,936 s.f.	This building	
Second Floor	- 38,936 s.f.	Sixth Floor	- 30,008 s.f.	(less H-1)	223,696*
Third Floor	- 38,936 s.f.	Seventh Floor	- 30,008 s.f.	TOTAL	296,391

Total -- 254,695 s.f.

(3) OFF-STREET PARKING: ARTICLE 23

Dwelling Units X factor = spaces (for houses, apartments, hotels, etc.) N.A.

or  
Floor Area/factor = spaces (for offices, stores, factories, etc.) N.A.

(4) OFF-STREET LOADING: ARTICLE 24

(only required for uses other than 1 through 10, 26, 27, 28, 31, 32, 33, 39, 40, 50, 52, 53, 58, 59) - N.A.

NOTE: All of above data is to be attached to, or incorporated into, the Plot Plan Signed by Certified Land Surveyor or Certified Engineer

